

SNAPSHOT of HOME Program Performance--As of 12/31/08
Local Participating Jurisdictions with Rental Production Activities



Participating Jurisdiction (PJ): Greensboro Consortium State: NC

PJ's Total HOME Allocation Received: \$27,928,187 PJ's Size Grouping*: B

PJ Since (FY): 1992

Category	PJ	State Average	State Rank	Nat'l Average	Nat'l Ranking (Percentile):*		
					Group	B	Overall
				PJs in State: 18			
Program Progress:							
% of Funds Committed	89.06 %	89.36 %	9	90.66 %	42	38	
% of Funds Disbursed	75.50 %	81.30 %	13	81.06 %	15	21	
Leveraging Ratio for Rental Activities	4.91	6.07	1	4.62	100	100	
% of Completed Rental Disbursements to All Rental Commitments***	74.00 %	87.53 %	16	81.27 %	19	18	
% of Completed CHDO Disbursements to All CHDO Reservations***	92.52 %	70.97 %	1	68.23 %	94	91	
Low-Income Benefit:							
% of 0-50% AMI Renters to All Renters	79.74 %	77.66 %	12	79.86 %	35	36	
% of 0-30% AMI Renters to All Renters***	17.21 %	36.84 %	17	44.82 %	6	9	
Lease-Up:							
% of Occupied Rental Units to All Completed Rental Units***	100.00 %	95.87 %	1	94.65 %	100	100	
Overall Ranking:			In State:	9 / 18	Nationally:	40 46	
HOME Cost Per Unit and Number of Completed Units:							
Rental Unit	\$13,332	\$9,894		\$25,419	459 Units	32.50 %	
Homebuyer Unit	\$7,599	\$11,266		\$14,530	731 Units	51.70 %	
Homeowner-Rehab Unit	\$33,264	\$24,072		\$20,251	165 Units	11.70 %	
TBRA Unit	\$9,383	\$1,758		\$3,156	58 Units	4.10 %	

* - A = PJ's Annual Allocation is greater than or equal to \$3.5 million (55 PJs)

B = PJ's Annual Allocation is less than \$3.5 million and greater than or equal to \$1 million (201 PJs)

C = PJ's Annual Allocation is less than \$1 million (293 PJs)

** - E.g., a percentile rank of 70 means that the performance exceeds that of 70% of PJs.

***- This category is double-weighted in compiling both the State Overall Ranking and the National Overall Ranking of each PJ.

Source: Data entered by HOME Participating Jurisdictions into HUD's Integrated Disbursement and Information System (IDIS)

Program and Beneficiary Characteristics for Completed Units

Participating Jurisdiction (PJ): Greensboro Consortium NC

Total Development Costs:
(average reported cost per unit in
HOME-assisted projects)

	Rental	Homebuyer	Homeowner
PJ:	\$64,801	\$79,375	\$44,442
State:*	\$67,987	\$81,398	\$25,291
National:**	\$89,640	\$72,481	\$22,984

CHDO Operating Expenses:
(% of allocation)

PJ: 1.0 %
National Avg: 1.1 %

R.S. Means Cost Index: 0.85

	Rental %	Homebuyer %	Homeowner %	TBRA %
RACE:				
White:	12.6	12.3	21.8	10.3
Black/African American:	83.9	78.7	77.6	86.2
Asian:	0.0	1.8	0.0	0.0
American Indian/Alaska Native:	0.2	0.1	0.0	0.0
Native Hawaiian/Pacific Islander:	0.0	0.0	0.0	0.0
American Indian/Alaska Native and White:	0.2	0.0	0.0	0.0
Asian and White:	0.0	0.4	0.0	0.0
Black/African American and White:	0.0	0.0	0.0	0.0
American Indian/Alaska Native and Black:	0.4	0.0	0.6	0.0
Other Multi Racial:	0.4	0.0	0.0	0.0
Asian/Pacific Islander:	0.4	2.3	0.0	3.4

ETHNICITY:

Hispanic	1.7	4.4	0.0	0.0
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HOUSEHOLD SIZE:

1 Person:	53.6	15.6	44.2	8.6
2 Persons:	29.4	25.0	33.9	34.5
3 Persons:	11.1	29.3	10.9	29.3
4 Persons:	4.1	16.6	4.8	17.2
5 Persons:	0.9	7.8	3.6	8.6
6 Persons:	0.4	3.4	1.2	1.7
7 Persons:	0.2	1.2	1.2	0.0
8 or more Persons:	0.2	1.1	0.0	0.0

HOUSEHOLD TYPE:

Single/Non-Elderly:	37.7	19.0	15.8	13.8
Elderly:	25.9	2.7	57.6	3.4
Related/Single Parent:	30.1	47.9	13.9	79.3
Related/Two Parent:	4.8	26.1	10.9	3.4
Other:	1.5	4.2	1.8	0.0

SUPPLEMENTAL RENTAL ASSISTANCE:

Section 8:	19.2	1.5 [#]
HOME TBRA:	0.2	
Other:	17.9	
No Assistance:	62.7	

of Section 504 Compliant Units / Completed Units Since 2001 109

* The State average includes all local and the State PJs within that state

** The National average includes all local and State PJs, and Insular Areas

Section 8 vouchers can be used for First-Time Homebuyer Downpayment Assistance.



**HOME PROGRAM
SNAPSHOT WORKSHEET - RED FLAG INDICATORS**
Local Participating Jurisdictions with Rental Production Activities

Participating Jurisdiction (PJ): Greensboro Consortium

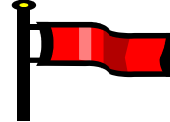
State: NC

Group Rank: 40
(Percentile)

State Rank: 9 / 18 PJs

Overall Rank: 46
(Percentile)

Summary: 1 / Of the 5 Indicators are Red Flags

FACTOR	DESCRIPTION	THRESHOLD*	PJ RESULTS	RED FLAG
4	% OF COMPLETED RENTAL DISBURSEMENTS TO ALL RENTAL COMMITMENTS	< 73.60%	74	
5	% OF COMPLETED CHDO DISBURSEMENTS TO ALL CHDO RESERVATIONS	< 47.54%	92.52	
6	% OF RENTERS BELOW 50% OF AREA MEDIAN INCOME	< 70%**	79.74	
8	% OF OCCUPIED RENTAL UNITS TO ALL RENTAL UNITS	< 90.20%	100	
"ALLOCATION-YEARS" NOT DISBURSED***		> 3.500	4.03	

* This Threshold indicates approximately the lowest 20% of the PJs

** This percentage may indicate a problem with meeting the 90% of rental units and TBRA provided to households at 60% AMI requirement

*** Total of undisbursed HOME and ADDI funds through FY 2005 / FY2005 HOME and ADDI allocation amount. This is not a SNAPSHOT indicator, but a good indicator of program progress.

Source: Data entered by HOME Participating Jurisdictions into HUD's Integrated Disbursement and Information System (IDIS)

HOME Program Performance SNAPSHOT

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